

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Schenectady Consortium**

State: **NY**

PJ's Total HOME Allocation Received: **\$24,418,947**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 28				
% of Funds Committed	93.76 %	96.86 %	25	96.45 %	23	23	
% of Funds Disbursed	88.40 %	83.03 %	17	87.93 %	43	43	
Leveraging Ratio for Rental Activities	0.63	2.3	21	4.73	10	12	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	76.30 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.42 %	70.77 %	16	70.15 %	49	48	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.00 %	80.18 %	19	80.67 %	25	26	
% of 0-30% AMI Renters to All Renters***	25.00 %	49.07 %	20	45.30 %	14	16	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	75.00 %	95.84 %	25	95.32 %	4	4	
Overall Ranking:			In State: 25 / 28	Nationally:	14	17	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,953	\$53,358		\$26,635	12 Units	1.00 %	
Homebuyer Unit	\$19,549	\$15,282		\$14,938	612 Units	49.00 %	
Homeowner-Rehab Unit	\$12,473	\$11,919		\$20,675	625 Units	50.00 %	
TBRA Unit	\$0	\$4,927		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Schenectady Consortium NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$26,016	\$71,975	\$13,647
State:*	\$110,346	\$96,883	\$16,551
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 3.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.96

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	41.7	57.8	75.7	0.0
Black/African American:	50.0	25.7	19.2	0.0
Asian:	0.0	4.1	0.5	0.0
American Indian/Alaska Native:	0.0	0.7	0.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.2	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.2	0.2	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.7	0.7	0.0
Asian/Pacific Islander:	8.3	1.9	0.2	0.0

ETHNICITY:

Hispanic	0.0	8.4	2.9	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	33.3	19.6	43.6	0.0
2 Persons:	25.0	20.0	25.0	0.0
3 Persons:	0.0	23.1	11.3	0.0
4 Persons:	33.3	21.3	11.1	0.0
5 Persons:	8.3	9.7	5.4	0.0
6 Persons:	0.0	4.5	2.1	0.0
7 Persons:	0.0	0.9	1.3	0.0
8 or more Persons:	0.0	0.9	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.0	23.3	19.4	0.0
Elderly:	0.0	2.4	37.8	0.0
Related/Single Parent:	33.3	33.8	16.8	0.0
Related/Two Parent:	16.7	35.3	20.9	0.0
Other:	0.0	4.1	4.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.3	1.7 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	91.7	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Schenectady Consortium

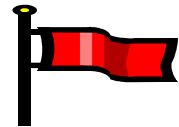
State: NY

Group Rank: 14
 (Percentile)

State Rank: 25 / 28 PJs

Overall Rank: 17
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	73.42	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	75	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

